



## LUXURY NEW BUILD HOME OF OVER 8,000 SQ FT

MAPLE HOUSE, 1A THE SPINNEY, OXSHOTT, SURREY, KT22 0PL

Freehold

savills

# PRESTIGIOUS CROWN ESTATE LOCATION

## MAPLE HOUSE, 1A THE SPINNEY, OXSHOTT, SURREY, KT22 0PL

### Freehold

Kitchen/breakfast/dining/day room ♦ 4 reception rooms ♦ master bedroom suite ♦ 4 further bedroom suites ♦ bonus room ♦ utility room ♦ garden ♦ double garage with store room above ♦ PEA = B

### Situation

Maple House is situated in this quiet corner of Oxshott's renowned Crown Estate. Road and rail links in the area are excellent with the A3 offering direct routes to London and the M25, which is useful for links to Gatwick and Heathrow airports. Oxshott mainline station has a fast and direct route to London Waterloo (journey times from 36 minutes).

Shopping facilities in the area are extensive, with Oxshott village easily catering for day to day needs, whilst Esher and Cobham have a wider range of shops, boutiques and restaurants.

There is a wide choice of schools in the area, including The ACS International School, Reed's, Cobham, Danes Hill, Oxshott and St John's, Leatherhead. Other schools include Charterhouse, St George's and Wellington School.

Sporting and recreational activities in this vicinity are outstanding, with golf at Queenwood, St George's Hill and The Wisley. There is racing at Sandown, Royal Ascot and Epsom Downs. There is polo at Guards Polo Club in Windsor Great Park, and walking and riding on Oxshott Heath.

### Description

This fabulous new home provides around 8,000 sq ft of accommodation, arranged over three floors.

The ground floor provides a wonderful flow of living spaces including a luxurious kitchen/living room opening on to the rear garden. The upper floors provide flexible accommodation of 5 bedrooms and a bonus room. The luxurious master suite opens on to a balcony and includes a large dressing room and sumptuous bathroom.



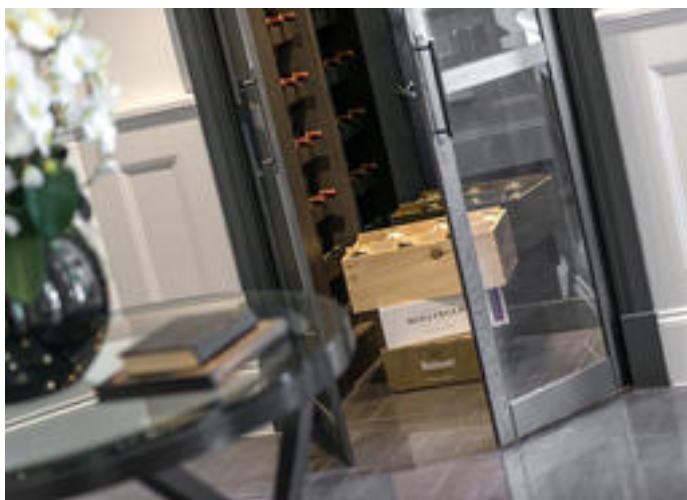


The private garden is mainly laid to lawn and the driveway provides ample parking and access to the double garage.

**\*\* Please note that the photographs in this brochure have been taken from one of the developer's recently completed houses in The Spinney \*\***

**Viewing:**

Strictly by appointment with Savills



**Important notice:** Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91025031 Job ID: 128818 User Initials: SW